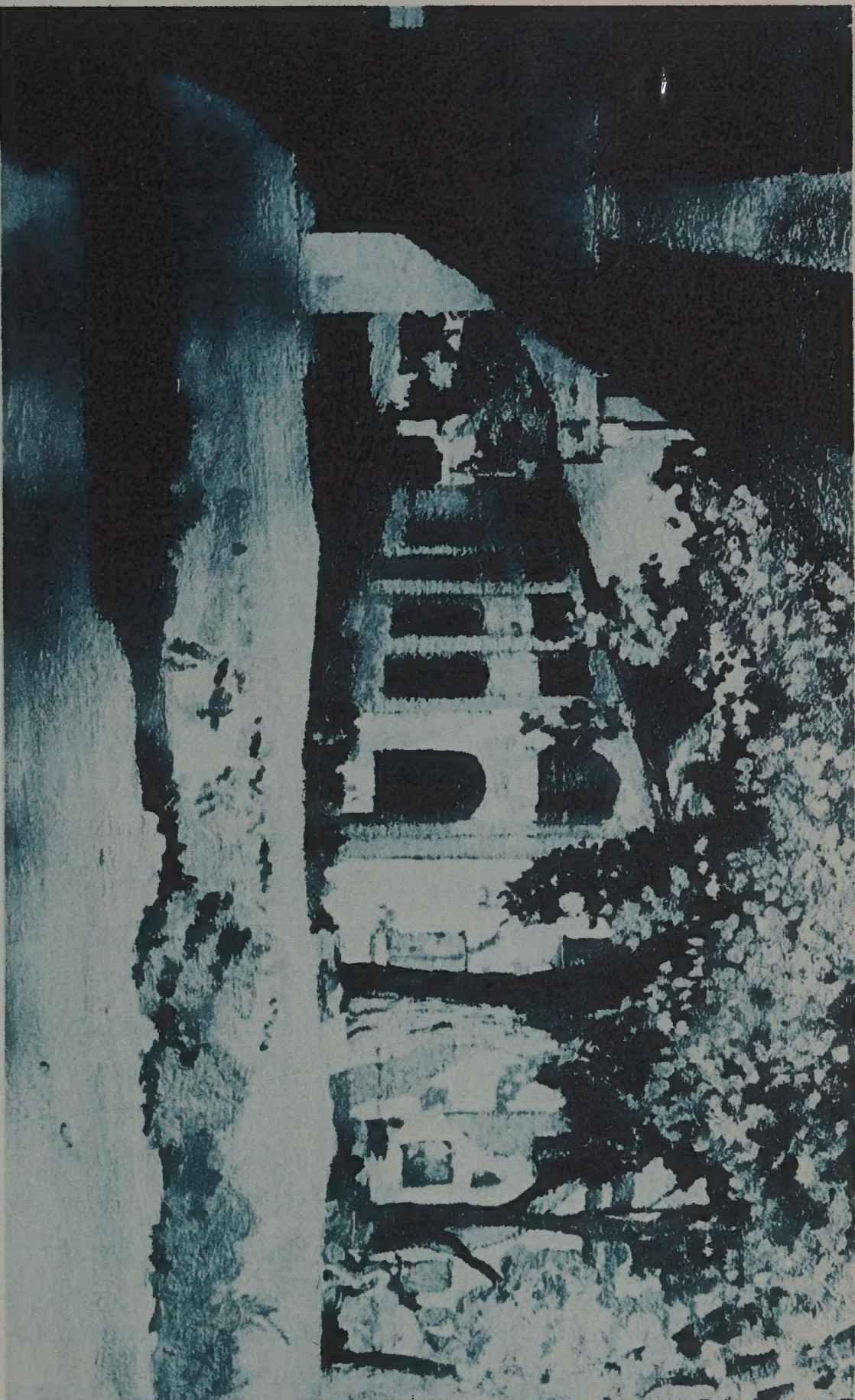


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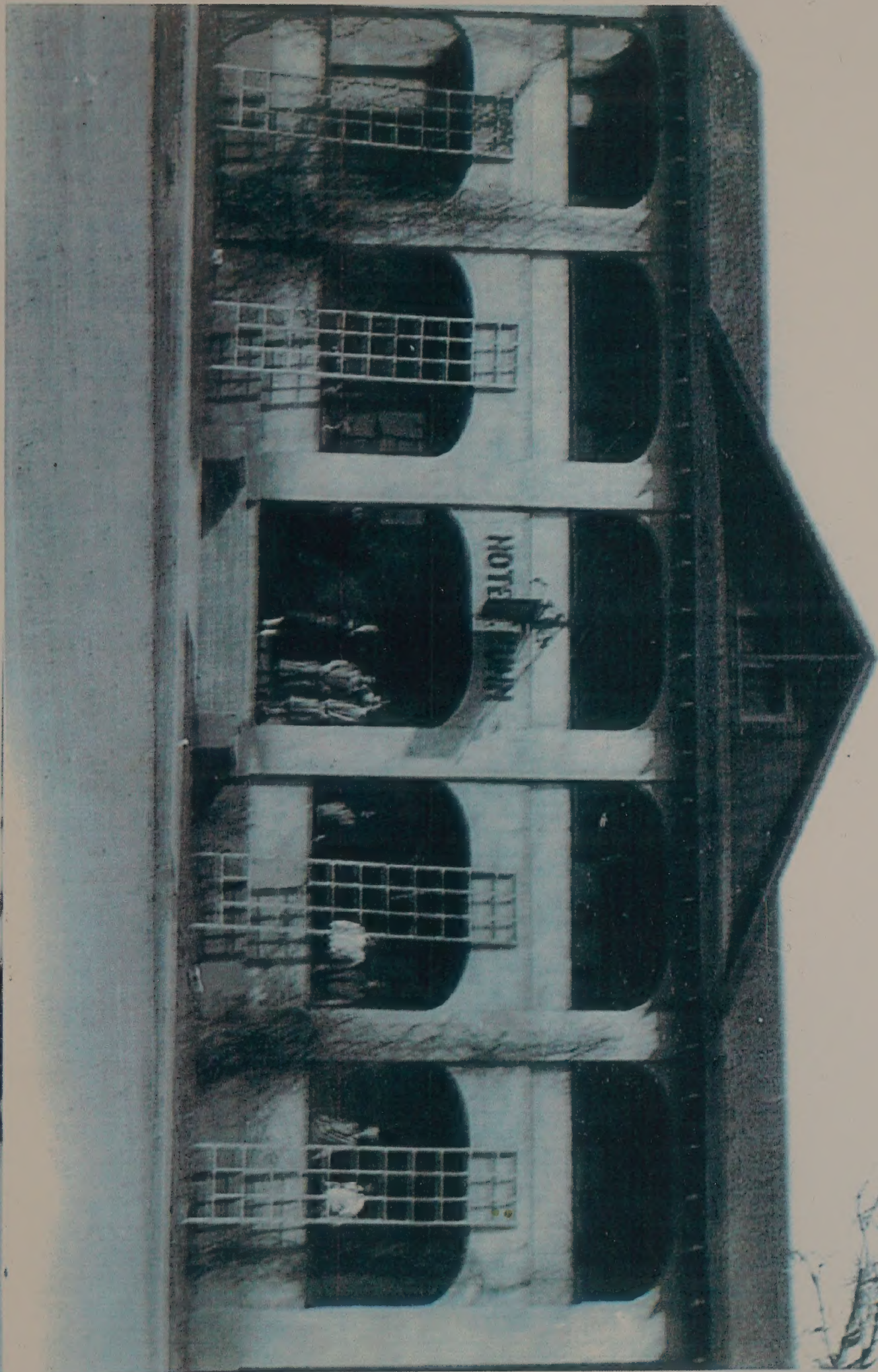
38



First sizeable painting in New Mexico
Owned by Don Torchiana.

Painting of the Leuro Hotel on Desirable 41st St.
Artist BUFF ADAMS

BHHHC 2-1-38-2



11-11-38

11-11-38

5011-09-2017.jpg

Hotel Kohn

Rensselaer & 1st Street

1930's

Owned by Ruth Kohn

Unit # 1240

BHHC-2-1-38-3
Kuhnhotel



© Balthasar
Photography

Sunday, January 18, 2009

THE KUHN HOTEL



This is the facade of the Kuhn Hotel, situated almost under the west end of the Reinken Avenue railway overpass, close to the Atchison, Topeka and Santa Fe Railroad (AT&SF) passenger station. The current owner told me of its fascinating history and her hopes for it to have a great future.

The hotel was built by Ruth Kuhn in 1906. Some years earlier Mrs Kuhn and her husband came to Albuquerque by horse-drawn covered wagon. Her husband turned out to be unfaithful, a gambler and a drunkard. Mrs Kuhn divorced him, hitched up her wagon and came south to Belen, where she found work as a waitress. By 1906 Ruth Kuhn's hard work and thrift found her with enough money to build this hotel. Belen was a major railway hub for the AT&SF Railroad and the hotel was a going business, catering to the traveling public, and later as a hotel for railroad workers. After Mrs Kuhn died the hotel passed to her daughters and several other owners. It also underwent several remodelings, including modern plumbing.

Joanie is the current owner and has been slowly remodeling the hotel's anterior again. The building is sound in structure, but needs a new roof and some

minor exterior trim and paint. Joanie sees the hotel's future as a studio for artists (potters, painters, photographers, etc) of all schools and as a gallery and sales outlet for their works. Interested persons should contact Joani at (505) 864-6411 in Belen.

*Posted by **Richard** at 11:46 AM*

[illegible]

The Tour is FREE, but to help with the on going Restoration, Donations will be accepted. Don't miss this opportunity to see and hear the History of this Surviving Landmark

Hear the History and stories of this Belen Landmark from the current owner Joan Ariaga. Some of the history of the hotel and original owner was told to Joan by the Grandson of Mrs. Kuhn several years ago.

The Kuhn was the first building in Belen to have a public bathroom!

Besides renting rooms to the employees of the AT&SF railway, others such as traveling "Doctors" trying to sell Miracle cures also stayed at the Kuhn.

A black and white photograph of a building facade. A large, dark, irregular shape, possibly a shadow or a large object, obscures the central portion of the image. The shape has a vertical label that reads "ART 1.0000". The building's structure, including windows and architectural details, is visible around the edges of the dark shape.

15

1700-1800

Ghost spirits

Artists
& upstarts

Ghost
Marilyn

Harry

Portrait studio

upstarts

Rox

Touch
Art classes

Art class

Letter for artists

Applying for a place

for all types of artists

Sculpture - painting - music
Poetry

Oliver blais

March 2010

Do something

Croquet Court

Sold in 1995

Ref. 11/10 1946

Belen: Kohn Hotel

As of 29/Nov. 2016

- the First Public Bldg. to Have a "Bathroom"
- Originally "haunted" but blessed early 2000
by owner Joan Artiga
- Built early 1900's only 2 story bldg
in Belen Still Standing

BHLC 2-1-38-6

Potential plan for future of Kuhn Hotel

By Clara Garcia

News-Bulletin Editor

BELEN

The Belen City Council is giving the potential buyers of the Kuhn Hotel one more month to receive renovation bids before deciding whether to demolish the building.

In June, Vidal Torres, the city's community preservation director, recommended the structure be torn down because of its dilapidated state and safety hazards the old hotel brings to the property and area.

Joan Artiaga, the current owner of the building, said she has given the deed to Dave and Julia Parton, and has offered to sell them the property in hopes they will renovate and save the building.



Mike Powers | News-Bulletin photo

The Kuhn Hotel received a reprieve from demolition, at least for the time being.

■ See **Hotel**, Page 6

Kuhn: Council allows for one more month, security

from PAGE 1

"I apologize for how bad it's gotten," Artiaga told the council at a special meeting on Aug. 7. "From health issues, to family issues, I just haven't been able to keep up with it. (The Partons) have the money and the strength."

The Partons, of Stepping Stones Investment Properties, have not yet signed a purchase agreement nor recorded the deed, but did present their preliminary plans for the two-story, terron building on First Street.

"My wife and I are drawn (to the Kuhn Hotel), because it's beautiful and old," Dave Parton told the council. "We're happy to work and help keep Belen strong."

The couple has worked for several years renovating and remodeling eight different properties in Belen. Dave Parton said their work through Stepping Stones Investment Properties is to help people improve their credit and be able to buy their own homes.

Parton estimates the Kuhn Hotel, which was built in 1906, will cost between \$1.3 to \$1.7 million to renovate, including at least \$100,000 to replace the roof.

"It's not a registered historical building, which means we can make the best decisions," he said. "If it were, we would probably have to put

a period roof, which would cost twice as much."

Parton said if the city did decide to demolish the building, the property would be rendered unsalable because it would remain deserted and would continue to attract vagrancy. He also said if and when the city does demolish it, there would be a lien on the property, which would make it less desirable for potential buyers.

Parton said if everything fell into place, such as investors and price quotes, he would be looking at renovating the building to include 13 studio apartments and three, one-bedroom apartments.

"The key improvements would be a new, black propanel roof, new windows, a new period-looking stucco, all new plumbing with fire suppression and all new electrical," Parton said.

He told the council he envisions potential residents to be people from Albuquerque who are stressed by the price point living in the Duke City, and even people in Los Lunas where housing is also at high price.

Parton said he's waiting for bids from one of three contractors who would be doing the majority of the work on the building, and is in "conversations with multiple investors."

"From a pragmatic standpoint, I

can see the need to bulldoze this building," he said. "I like cleaning house and clearing out the corners. But from an investment standpoint, I don't see how that strategy works."

"For a company looking to bring \$1.3 million in an active investment, there is still tons of room for so much more, like food trucks, storage units, a micro-brewery," Parton said.

"What you're asking for is a reasonable amount of time," Mayor Robert Noblin told Parton. "In today's world, there are a lot of what if's when dealing with contractors. Is that a realistic time line?"

Parton said it was a fair question, and they have been working since June to acquire bids.

"This is a great time to be investing in real estate and investing in a building that is already standing," he said.

"Personally, it speaks a lot to your character and ... I wouldn't lift a finger until we make a decision today," Noblin said. "I find it refreshing people are willing to invest the time, energy and money into the city of Belen."

The city council agreed to extend the time line until mid-September, and Parton agreed to help secure the property until a decision is made.

Agenda highlight: Consideration of superintendent's contract regarding additional compensation based on accomplishment merit

Also on the agenda

- Open forum
- Superintendent's report, including All Faiths Wraparound and Ed Tech notes
- Board reports
- Consideration of memorandum of understanding with All Faiths Wraparound

Peralta Town Council

When: 6 p.m., Tuesday, July 22, at Peralta Town Hall

Agenda highlight: Discussion and consideration of proceeding with negotiation and offer to purchase building and property at 2500 Bosque Farms Blvd.

Also on the agenda

- Department reports
- Governing body reports
- Public comments
- Community service assignment
- Universal Waste system grants of \$2,500 each year to town of Peralta to support local youth activities, including Valencia High School FFA, Valencia County 4-H, Valencia County Girl Scouts and Los Lunas High School golf team

Los Lunas Board of Education

When: 6 p.m., Tuesday, July 22, at the central office boardroom

Agenda highlight: Discussion of procedure for due care in responding to requests for reimbursement of legal fees by board mem.

mailing list. For information, call 505-980-4759 or email bluestarmothersvalenciaco@gmail.com.

Paint and Sip

The Belen Art League will host a Paint and Sip from 6-8 p.m., Saturday, Aug. 19, at the gallery, 509 Becker Ave. Tickets are \$30. Call 505-861-0217.

Improv workshops

Formerly the "Forum Theater Workshop," the group has collectively decided to change format to focus on the joy of improv. Join in to play theater games and make one another laugh from 10-11:30 a.m., Saturday, Aug. 19, at the Belen Public Library. No experience required, no audition, free to participate. For more information, con-

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Vol. 114, No. 40

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SERVING VALENCIA



Mike Powers | News-Bulletin photo

Demolition of the Kuhn Hotel on First Street in Belen began last week. The work is scheduled to be complete this week.

Kuhn Hotel demolished after decades of disrepair

By Clara Garcia
News-Bulletin Editor

BELEN

The terreon that was once encased in the 3-foot thick walls of the 117-year-old Kuhn Hotel in Belen is now piled up outside, wet and crumbling from the recent snow.

After more than a year of trying to work with and waiting for the owners of the property to start renovating the dilapidated building, Belen officials decided the waiting was over. After an asbestos abatement of the hotel, the city had the building demolished, along with three other structures on the property — one a former carriage house that belonged to the Becker family, and another a former bakery..

Belen Mayor Robert Noblin said the city was very patient with the property owners, saying they were given plenty of

time to live up to their promise.

Joan Artiaga, who bought the property in 2003, used her life savings to rehab the building but depleted finances and failing health prevented her from continuing.





That's when she found Dave and Julia Parton, owners of Stepping Stones Investment Properties. Artiaga said the Partons have signed a real estate contract, and have put down a "sizeable" down payment on the property and paid the property taxes. Attempts to reach the Partons were unsuccessful.

The city council approved a resolution in June 2023 to demolish the hotel because of safety concerns, but gave the owner and the Partons additional time to come up with a plan to secure and eventually renovate the property into a apartment complex.

"In September 2023, Stepping Stones

valencia county WEATHER

Local 5-Day Forecast

Friday 11/15	Saturday 11/16	Sunday 11/17	Monday 11/18
			
64/29	63/32	54/33	52/29
Sunny, with a high near 64. At night, partly cloudy, with a low around 29.	Mostly sunny, with a high near 63. At night, a slight chance of rain and snow showers after 11 p.m. Partly cloudy, with a low around 32.	A 30 percent chance of showers. Partly sunny, with a high near 54. At night, a 30 percent chance of showers, with a low around 33.	A chance of rain and snow showers. Mostly sunny, with a high near 52. Chance of precipitation is 30 percent. At night, a low of 29.

ce @ weather.gov

uesday, Nov. 13

	Avg.		Avg.
.00	.00	Monday (Nov. 11)	.00 .00
.88	.00	Tuesday (Nov. 12)	.00 .00
.00	.00		
.00	.00	Month	1.40 .05
.00	.00	Year to date	9.17 7.58

p.m., Sunday, Nov. 17, at the salon, 210-A N. Main St., Belen. They can get a wash and style, haircut and style or just a style — all for free; It is all about them. They will also enjoy snacks, beverages and music. No appointment necessary.

Smart shopping

Join the Senior Citizens' Law Office for a presentation on how to be a smart shopper at 9 a.m., Wednesday, Nov. 20, at the Bosque Farms Community Center. They will talk about how to handle debt collectors, online shopping and product safety, recognizing scams and more.

Sunshine-MidValley Extension

The Sunshine-MidValley Extension Club will meet at 9:30 a.m., Wednesday, Nov. 20, at the Masonic Hall, 607 Goebel Ave., Belen. The meeting will focus on Christmas crafts. For information call J. Walker at 505-565-2309.

Whitfield Under the Stars

The annual Whitfield Under the Stars will be held from 5-8 p.m., Friday,

Nov. 22, (weather permitting). This free event for the whole family includes a live owl presentation at 5 p.m. Telescopes will be available to view the stars along with a Night Sky talk that begins at dark with hot chocolate served.

Turkey Bingo Night at VHS

The Valencia High School cheerleading team will host Turkey Bingo Night from 6-8:30 p.m., Friday, Nov. 22, at the Peralta Community Center. All proceeds go toward the team.

Crafty Ladies' Holiday Bazaar

The 45th Holiday Bazaar, hosted by Crafty Ladies at Peralta Methodist Church, 25 Wesley Road, in Peralta, will be held from 9 a.m. to 5 p.m., Friday, Nov. 22, and from 9 a.m. to 3 p.m., Saturday, Nov. 23. A wide variety of home decor, seasonal decor and delicious goodies will be available to purchase — created by the Crafty Ladies. Methodist Men will sell burritos, taco soup and drinks. This event supports the mission and ministries of these organizations in the church. Due to space limitations, there's

not enough room for outside vendors. For information, call 505-865-9334.

Fishing Derby

A fishing derby will be held from 8 a.m. to 1 p.m., Saturday, Nov. 23, at Los Lunas River Park. There will be prizes for the longest trout, catfish, bass and carp. There will also be free hot dogs and hamburgers while supplies last. There will also be prize drawings. Everyone 12 and older must have a valid New Mexico fishing license.

Christmas Arts & Craft Fair

A Christmas Arts & Craft Fair will be held from 9 a.m. to 3 p.m., Saturday, Nov. 23, at the Bosque Farms Community Center. Bring your friends to shop early for Christmas.

Fiddlers & Musicians of NM

Fiddlers & Musicians of NM will hold a jam session and dance from 2-5 p.m., Sunday, Nov. 24, at the Bosque Farms Community Center. \$3 at the door.

Kuhn: City

from PAGE 1

sent (the city) an email of their intent to demo the property and continue to provide residential housing on the property," Noblin said.

Noblin said in the proceeding months, they continued to wait for word from the Partons, but nothing was communicated to the city. In July, city officials decided to move forward with the demolition.

"They had made an attempt to board it up, but they never put a fence around the property," the mayor said. "The property continued to be a haven for activities, whether it be drug use, vagrancy or just vandalism constantly. There had been reported cases of abuse over the years, and it just wasn't a safe place."

Noblin said the asbestos remediation began on Oct. 15, and the demolition began on Wednesday, Nov. 6. The city filed a lien against the property on Oct. 28 for \$200,680, the cost to demolish the buildings and for the remediation work.

Noblin said the demolition was approved and ordered by the court, and



Clara Garcia | News-Bulletin photo

Only a few walls were erect at the Kuhn Hotel on Monday as demolition of the 117-year-old building continues.

the Partons would have to pay the lien before taking control of the property. If not, the mayor said, the property would revert to the city of Belen.

"I haven't heard from the Partons, and I don't think they've been in contact with the city," the mayor said.

While Artiaga hasn't yet been to the site to see the property, she's heartbroken to know the hotel no longer stands.

"I haven't seen it,"

Artiaga said. "I've had some people call and tell me. I went into a panic attack, and I was sick for two or three days before I had to tell myself I didn't want to do this to myself anymore."

For more than 20 years, Artiaga tried to renovate the building, hoping to one day turn it into an artist co-op. But the continued vandalism and deterioration of the building proved to be too much to contend with.

"I'm just really sad for Belen, where a car wash and Starbucks are more important," Artiaga said.

While the real estate contract is signed, Artiaga said she's unsure if the sale will go through now that there are no structures on the property and the cost of demolition.

She also is critical of the city, saying there was no reason for the other buildings to be demolished.

"I guess the idea is if they knock down those

buildings, there isn't going to be anymore crime in Belen," she said. "It's going to solve the problem."

Realizing the history of the building came down with the two-story terreon (which was harvested in Isleta more than 100 years ago) this past week, Artiaga fondly remembers the days when her grandfather, Oliver J. Blais, owned the hotel and she lived there for a spell.

"He told me all the stories about the railroad, about the lady who built the hotel and how she ran a tight ship," Artiaga said. "The railroaders would come down and visit. They were like a bunch of uncles. If I went on a date, they would scrutinize them."

Artiaga said her teenage years at the hotel were a "real pivoting time in my life," and was able to make a little money sweeping and mopping the floors, "sparkled" the bathrooms and did laundry.

"We would do sheets twice a week in the ringer washer and then we'd hang them on the line and then iron them," she remembers.

Artiaga was able to take some material out of the hotel last year, such as cast-iron sinks, some doors and trim.

"What we have to remember is there are so many beautiful properties around Belen, and a lot that have sentimental value to people," Noblin said. "They've been around for a long time — some for centuries. But, at the same time, there are those that are left to the elements and human nature that aren't salvageable."

"The Kuhn Hotel had been through many efforts, (and I commend) Mrs. Artiaga over the years for trying to revitalize it and bring it back," Noblin said. "I think it was a very daunting task for her; this process was difficult for her but this was a tax on our local resources — police and fire."

The mayor said he was very worried that someone would be on the pedestrian bridge above the hotel and flick a lit cigarette on the roof.

"It would be a tinderbox for the area and it could have possibly affected the infrastructure of the bridge," Noblin said.

While he is also sad to see the old building go, the mayor said he's relieved that the area will be cleaned up and hopefully the crime will move on.



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Appeal: Property owners concerned about property values and emergency access

from PAGE 1

Casias and Ron Casias.

The planning and zoning commission heard the Cabrera's request on June 21 and recommended denial to the council based on concerns from surrounding property owners. In the appeal, some of the listed concerns include the apartments being too intense of a use for the lot and additional traffic, which would be detrimental to the already busy intersection.

An architect agent representing the Cabrerias said he had

a trip generation analysis done using the Institute of Traffic Engineers manual, which is what the New Mexico Department of Transportation uses.

He said based on the calculations, the addition of the apartments would only be contributing a very small percentage of traffic at the busy intersection. The council decided to table the zone change and designated use permit until the next council meeting so the village engineer could have time to review the presented

trip generation analysis.

At the July 20 council meeting, Erin Callahan, the community development director in Los Lunas, said the village engineer does not believe the development will have a significant impact on traffic counts on Roberts Circle.

In the appeal, the plaintiffs said this analysis did not include a counter on the road and the data was inadequate. Additionally, they claim the apartments would lead to an increase in crime and drug activity, and would reduce

property values in the area.

Since it is now rezoned as a C-1 zone, the appellants said the village would not be able to deny future designated use requests for apartments on the street, which would lead to adverse environmental impacts to the area.

In a letter sent to Los Lunas Mayor Charles Griego, Matzke said the apartments would only have a 5-foot setback and he expressed concern about emergency access.

"To me, there is no room for

a fire truck to enter the area. Also, the emergency access area is a very narrow alley," Matzke wrote in the letter. "I surveyed the area myself in a compact vehicle and there was little room to turn around. A large emergency vehicle would have trouble moving."

Griego responded that the site plan the Cabrerias submitted complied with the requirements of the Los Lunas zoning code.

A hearing date by the district court has not yet been made.

La Cueva Bears beat Los Lunas Tigers; Jags roll on the road

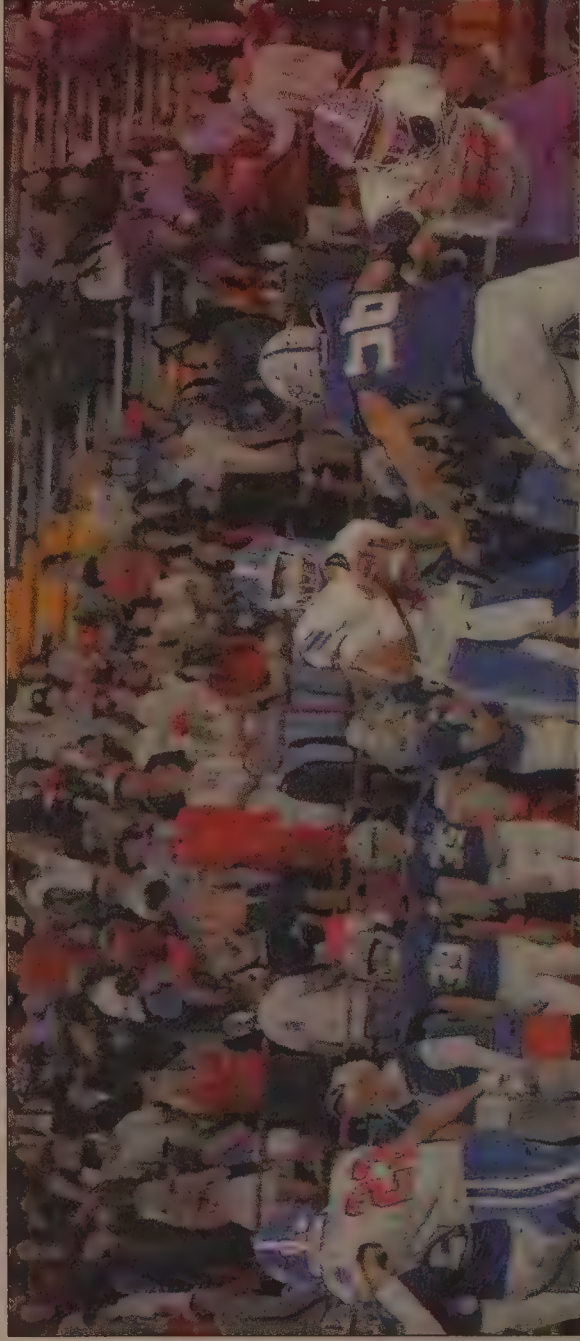
By Mike Powers

News-Bulletin Sports Writer

ALBUQUERQUE

The effort to reach the top of 6A football in New Mexico might be compared to playing "King of the Hill" as a child. As you climb near the top, one of the bigger kids tosses you tumbling back down.

La Cueva, one of the "bigger kids," demonstrated to Los Lunas (3-2) on Friday at Wilson Stadium why they are again an elite team in 6A, rolling past the Tigers 45-6.



"We were missing a lot of tackles in the first half," coach LeDarrius Cage said, as the Jags managed a 23-13 lead at the break.

"We cleaned that up and started pursuing eleven hats (helmets) to the football, and that's what it took."

The defense posted a shut-out over the final 24 minutes.

Leading the way was linebacker Isaiah Rodriguez, who had 12 tackles and an interception, while contributing 69 yards rushing.

The VHS offense started to feed off the defense. Quarterback



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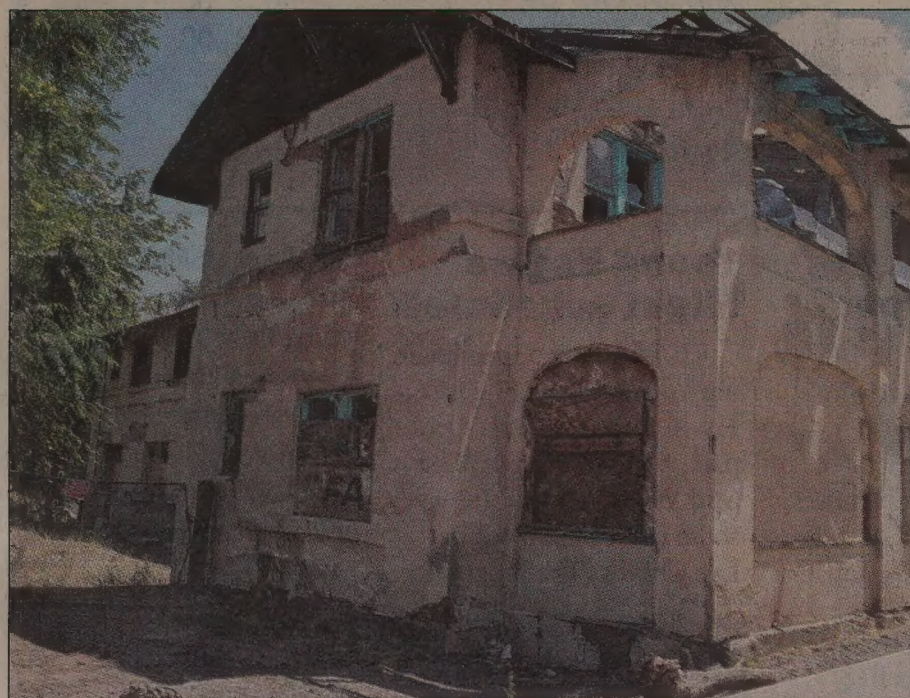
Vol. 113, No. 38

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Clara Garcia | News-Bulletin photo

Joanie Artiaga, owner of the Kuhn Hotel, has decided to demolish the 117-year-old building in Belen. The potential owners told her it would cost too much to renovate.

Kuhn Hotel to be demolished

By Clara Garcia

News-Bulletin Editor

BELEN

It might not be a registered historic building but the Kuhn Hotel in Belen is a landmark many will remember.

After decades of planning and fighting for the two-story, terron building, owner Joan Artiaga has given up and will allow the demolition of the building — but on her own terms.

“I don’t want to fight anymore. I don’t have the fight in me anymore,” Artiaga told the News-Bulletin during a telephone interview on Monday. “I want to move forward and enjoy life. I want to be joyful, peaceful and positive. I’m really sick and I need to focus on getting well.”

The building has stood on First Street for 117 years. The condition of the building has increasingly deteriorated over the last 20 or so years, and the city has taken notice.

Vidal Torres, the director of the city’s Community Preservation Department, reported he had been working on this case since 2020. He told the governing body the current condition of the hotel includes a bowing of the roof. He also said the police and fire departments have been called to the property on numerous occasions for everything from vandalism to medical issues.

In June, the city council approved a resolution to demolish the old hotel and four other buildings — two homes, an old bakery and an old carriage house once owned by the Becker family — on the property. The resolution also allowed more time for the potential buyers of the property to return and present their plans for renovating the hotel.

According to Artiaga, the potential buyers, Dave and Julia Parton, told her a few days ago they couldn’t “make the numbers work” and wouldn’t be able to buy the hotel as is.

■ See **Hotel**, Page 11

community DATA BANK

on the agenda

(Editor's Note: The following agendas should be considered draft agendas until 72 hours prior to the meetings.)

Valencia Regional Emergency Communication Center finance subcommittee

When: 10 a.m., Thursday, Sept. 21, in the VRECC conference room, 123 Don Pasqual Road, Los Lunas

Agenda highlight: Discussion on buy-in fees for 700 system

Valencia Soil and Water Conservation District Board of Supervisors

When: 4 p.m., Thursday, Sept. 21, at Whitfield Wildlife Conservation Area, 2424 N.M. 47

Agenda highlight: Consideration of forming the districts executive committee

Also on the agenda

- Consideration of returning to regular policy for public comments
- District staff monthly report
- Special guest Dr. Nella Dunbar, NM Tech
- Updates, partner reports and correspondence
- Review of 2024 VSWCD Farmers Market
- Consideration of budget and accounting, including August expenditures, inventory, depreciation schedule, accounting policies, business protocol and vehicle gas card
- Executive session to discuss attorney-client privilege pertaining to threatened or pending litigation

Bosque Farms Village Council

When: 5:45 p.m., Thursday, Sept. 21, in the council chambers, 1455 W. Bosque Loop

Agenda highlight: Consideration of the comprehensive plan

Also on the agenda

- Executive session to discuss hiring an assistant clerk/utilities billing clerk
- Keller family presentation
- Department reports
- Mayor and council reports
- Treasurer's report

valencia county WEATHER

Local 5-Day Forecast

Thursday 9/21	Friday 9/22	Saturday 9/23	Sunday 9/25	Monday 9/26
 90/53 Sunny, with a high near 90. South wind 5 to 10 mph increasing to 15 to 20 mph in the afternoon. At night, a low around 53.	 86/53 Mostly sunny, with a high near 86. At night, mostly cloudy, with a low around 53.	 79/49 Mostly sunny, with a high near 79. At night, partly cloudy, with a low around 49.	 82/50 Mostly sunny, with a high near 82. At night, partly cloudy, with a low around 50.	 84/51 Sunny, with a high near 84. At night, mostly clear, with a low around 51.

Courtesy of the National Weather Service @ weather.gov

Precipitation As of Wednesday, Sept. 20

	Avg.		Avg.
Wednesday (Sept. 13)	.54	Monday (Sept. 18)	.00
Thursday (Sept. 14)	.00	Tuesday (Sept. 19)	.00
Friday (Sept. 15)	.09	Month	1.15
Saturday (Sept. 16)	.00	Year to date	5.40 6.18
Sunday (Sept. 17)	.00		

VCNB NOTICIAS

Rotary search

Los Lunas Rotary Club is looking for former RYLA (Rotary Youth Leadership Awards) students. If you participated in the RYLA program before 2015, contact the Los Lunas Rotary Club, Donna Pedace, 505-228-9143 or pedaceabq@aol.com.

Rio Abajo Becker Street Festival

The annual Rio Abajo Becker Street Festival, sponsored by the Greater Valencia County Chamber of Commerce, will be held from 10 a.m. to 10 p.m., Saturday, Sept. 30, on Becker Avenue in Belen.

The event includes live music and entertainment, a classic car show, poker bike run, a variety of vendors, food trucks and more. The Southwest Model Railroad Museum, 118 S. Second St.,

Young Eagles Flight scheduled

EEA Chapter 530 is holding Young Eagles Flight/Fly-In from 8:30 a.m. to 12 p.m., Saturday, Sept. 30, at Mid Valley Air Park (at the south end of the field) in Los Chavez. The program

introduces children ages 8-17 to general aviation by giving them a free flight in a general aviation aircraft with parental permission. For information, call Jerry Donovan at 505-450-3892 or Rose Longmire at 505-249-4530.

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